

AROUND THE HOUSE

NEW INCOME VERIFICATION SYSTEM IN OPERATION

The Wichita Housing Authority's Section 8 and Public Housing Divisions' new income verification system is fully operational. The Upfront Income Verification System (UIV) provides a single source of income-related data to public housing agencies for use in verifying the income reported by individuals and families living in various assisted housing programs. Section 8 Housing Leasing Specialists and Public Housing Property Managers are now using the latest Internet technology to verify household income, and will be able to detect fraud through the use of the new system. The system compares wage information from state and national databases to the information provided by Public Housing and Section 8 participants when they apply or go through re-certification.

Public Housing Residents and Section 8 Clients are urged not to wait until their annual re-certifications to report changes in household income, as the penalties for underreported income could impact your eligibility to remain in subsidized housing. You must report any income changes to your Section 8 Housing Leasing Specialist within 14 days of the change, and within 10 days to your Public Housing Property Manager.

The Wichita Housing Authority's Senior Companion Program

Senior Companions are volunteers who provide assistance to Wichita Housing Authority residents by spending time with them, accompanying them on trips, helping senior and disabled residents with miscellaneous tasks such as light housekeeping, light meal preparation, doing occasional errands, giving medication reminders (senior volunteers do not give medication) and participating in recreational activities such as outings, short walks, playing games or just having a friendly visit.

These are the Senior Companions who serve the Wichita Housing Authority:

Millie Sims	McLean Manor
Shirley Butler	Greenway Manor
Yvonne Dixon	Greenway Manor
Kenneth Bean	Rosa Gragg and Bernice Hutcherson
Pat McDaniel	Retired Senior Volunteer Program

In 2003, the Senior Companions made contact with 175 residents individually or in group activities. As one grateful resident recently expressed, "the Senior Companions are truly caring and wonderful people who are always ready to lend a helping hand to anyone in need."

The Senior Companions program is sponsored by Riverside Health Foundation.



FROM THE DIRECTOR'S CHAIR

MARY K. VAUGHN



Can we talk?? The whole point of a newsletter is to communicate information and I would like to comment "from the Director's chair" in this issue, on the importance of communication.

There are several articles in this newsletter which refer to the need for clear communication. For instance, when applying for or re-certifying for Public Housing or Section 8, it is important to **communicate** all of the household income. Failure to do so can lead to termination of housing assistance. That puts the tenant or client at risk of losing a valuable benefit for themselves and their families. The new Upfront Income Verification System is already identifying Housing Authority residents who have not been totally honest about their income - and staff are taking steps to recover overpayments. So now is the time to **communicate** with Housing Authority staff - all of your income.

I also want to encourage Public Housing tenants to pay close attention to the maintenance items listed on that page and to **communicate** with the maintenance staff when these (or other) problems appear. It is much easier and often faster, for us to fix something before it becomes a big problem. When we can resolve small problems as they happen our staff can address more of your needs faster. Everyone wins when you **communicate!**

But the main reason for my focus on communication in this message is to talk about our new phone system. As you may know, we switched over to a new phone system on May 3, 2004. The new system makes it easy for Public Housing/Section 8 tenants and clients, to find out information about their status as well as requests for other assistance. The phone number is **462-3700**, however if you dial the old number you can be transferred to the new. It may take time to get used to the new system but you are encouraged to give it a try. We hope this system will make it easier for you to **communicate** with us since you will be able to find out standard information on your own, and our 'live' staff time can be focused on addressing more difficult issues on the phone. Also, be sure and **communicate** with us, your feedback on the new system; we want to make sure it is clear and easy for you to use!

Note: The number to report maintenance related problems is still 268-4687.

Milestones



Congratulations to the following Housing Services staff members who completed training certificate programs offered by the City of Wichita and were honored at a ceremony held on April 15th at City Hall :

- ◆ Diane Boyd
- ◆ Vallery Fields
- ◆ Archie Burgin
- ◆ Deborah Moore



Birth Announcement!

Yolanda Chavez
Account Clerk II
Baby Girl Born 3-19-2004

???Did You Know???

The U.S. Department of Housing and Urban Development wants Housing Authorities like ours, to do everything we can to help our residents and tenants obtain jobs or construction contracts with us. In fact they also want the City of Wichita to hire and contract with our residents, tenants and other low-income people. This is all under a program called Section 3 and the City and Housing Authority are working together to make sure it is implemented to benefit "Section 3 residents" in our community. The following are some commonly asked questions about the Section 3 program.

What is Section 3? The U.S. Congress established the Section 3 policy to ensure that the employment and other economic opportunities generated by Federal financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed toward low and very low income persons , particularly those who are recipients of government assistance for housing.

Who are Section 3 residents? Residents of public housing and low income persons who receive public assistance or live in the area in which a HUD-assisted project or other federally-assisted housing or community development program is located.

Am I required to sign up for Section 3? Registration for the Section 3 program is completely voluntary, however those households who do sign up will receive "priority" for training and employment opportunities.

Who receives employment priority under Section 3?

- Persons living in public housing
- Persons living in the neighborhoods where Section 3 covered assistance is expended
- Participants in HUD Youthbuild programs
- Other Section 3 persons such as the homeless

The City will soon announce a specific registration process. In the meantime Public Housing and Section 8 participants are encouraged to search for job opportunities by contacting the City's job hotline at 268-4537; visiting the City's website at <http://www.wichita.gov> , then click on City Job Openings, or by watching for job openings on the City's public access TV (Channel 7).



LANDLORD'S 2004 HAP PAYMENT SCHEDULE

<i>Month</i>	<i>Mail Date</i>
JUNE	MAY 28, 2004
JULY	JUNE 29, 2004
AUGUST	JULY 30, 2004
SEPTEMBER	AUGUST 31, 2004
OCTOBER	SEPTEMBER 28, 2004
NOVEMBER	OCTOBER 29, 2004
DECEMBER	NOVEMBER 30, 2004



ATTENTION PUBLIC HOUSING RESIDENTS!!**FREQUENTLY CITED MAINTENANCE DEFICIENCIES**

The following are examples of maintenance items that if not kept in good working order could be cited when the Housing Authority or HUD conduct property inspections:

1. **Emergency Egress/Blocked Access** – Each bedroom must have at least one unblocked operable window that can be used for an emergency in case of fire. So don't put dressers or furniture in front of your windows.
2. **Switch and Electrical Receptacle Plates** – broken, cracked or missing covers must be replaced.
3. **Damaged Windows** - please report any broken, cracked or fogged windows. Also report any window that does not open, close and lock as intended.
4. **Access to the Electrical Panel** – access to electrical panels (breaker box) must not be blocked by furniture or other items.
5. **Damaged Door Seals** – the seals on the exterior doors must be in place and undamaged.
6. **Damaged Door Hardware** – door hardware locks or latches must be in working order.
7. **Damaged Kitchen Appliances** – stove burners must be working and refrigerator door seals must be in place and undamaged.
8. **Damaged or Inoperative Plumbing** – be sure to check your pipes and faucets for leaks often. Make sure that shower heads work, drains have stoppers and hot or cold water handles are in place and in good working order. Check for water leaks in the domestic water supply, including the hose bibs located on the building's exterior.
10. **Tripping Hazards on Sidewalks** – please report any sidewalk cracks that create a difference in the height of the concrete.

Please take a few moments now to do a visual inspection of your unit. Please report any of the above problems to the maintenance department during office hours (8am – 5pm weekdays). The maintenance telephone number is 268-4687.

90 DAY NOTICE

Effective May 1, 2004

REMOVAL OF MEDICAL ALARMS

The Public Housing Division is notifying the residents of Bernice Hutcherson and Rosa Gragg that beginning on **August 1, 2004**, medical alert alarms will be disabled and removed from each residential unit. Historically, these systems have resulted in numerous false medical alarms which create inconveniences for residents and staff, and have also led to the Wichita Fire Department having to destroy apartment doors in order to gain access. In addition, some residents have removed the pull strings or disabled the alarm switches.

Residents normally call 911 direct or use the services of Wichita Lifeline, Inc. or similar services in the event of an actual medical emergency.

Alternative services are available to residents for those who wish to pay for an emergency response system. Those who are eligible for Home and Community Based Service (HCBS) may be eligible to receive a Lifeline type service for a minimal fee (under \$5.00 per month) and grants may be available for low-income persons that are not eligible for HCBS. The maximum monthly fee is currently estimated to be about \$35.00. Many families of elderly residents are currently paying for the service for their own peace of mind. The Lifeline type service is far more feasible in the event of an emergency as an alarm can be triggered by a necklace or bracelet device. If you are interested in alternative medical alarm systems, please see Ken Been, Senior Companion in his office in the Rosa Gragg and Bernice Hutcherson Community Rooms.

Family Self-Sufficiency

We're on the MOVE !!

Congratulations to the following FSS clients and family members.



Recently Employed

- ◆ Elona Carroll
- ◆ Marsha McPhaul
- ◆ Shonette Jones
- ◆ Kimberly Wall

Educational Goals



Joanna Green and Wanda Knolland - GED's

Tina Kelly Homebuyer Education

Donnell Brown son of Darlene Rhodes Attending Harvard University Fall 2004

Our Newest Homeowners



- ◆ Marsha Brand
- ◆ Nanette Newhouse
- ◆ Marsha Flickinger
- ◆ April Randle

2004 FSS Workshop Schedule

Any Housing Choice Voucher or Public Housing Family may attend these Family Self Sufficiency workshops, however attendance is mandatory for FSS Clients. Seating is limited and all workshops begin promptly at 6:30 pm. Please contact the Section 8 Office at 432-3700 for information about the workshop locations.

June 9 - Pre-Service Needs

July 14 - Pregnancy & Prenatal Care

August 11 - Health & Nutrition

September 8 - Entrepreneurship

October 13 - Domestic Abuse

November 10 - Education & Employment

News You Can Use

Love to Garden ??

Wichita has a new community garden with lots of plots available for all avid or frustrated gardeners. Located on the site of a former ball diamond in Garvey Park at 1100 E. Galena, the ground has been plowed, divided up into plots and water lines have been run. Gardeners can grow anything they want in their garden plot as long as it is a legal crop. Plot rentals cost \$20 per year and include water. Garden manager, Esther Henderson can be contacted at 524-0800 to reserve a plot.



Summertime Activities at McAdams Recreation Center

Summer of Discovery - is an 11-week summer recreation program offered by the Department of Parks and Recreation. The program begins Wednesday, June 2nd and ends Friday August 13th. It is filled with exciting, fun activities, field trips and educational activities that will keep participants busy all summer. Summer of Discovery is open to kids ages 6-12. Hours are Monday - Friday from 7:00 a.m. to 6:00 p.m.

A **Juneteenth Celebration** will be held at McAdams on June 19th and 20th, 2004.

For additional information call Dr. A. J. Jones, Sr., Director McAdams Recreation Center at 337-9222. The Center is located at 1329 E. 16th Street.

There will be free HIV testing at the Atwater Neighborhood City Hall 2755 E. 19th Street
Date: Friday, June 25
Time 1:00 - 6:30 p.m.
 For more information contact Maaskelah Jeng at (316) 303-8083.

Wichita Housing Services Department

332 N. Riverview

Phone: 316/432-3700

Fax: 316/268-4219



PRSR† STD
U.S. Postage
PAID
Wichita, Kansas
Permit No. 923

Published by:
City of Wichita
Housing Services
Department
[www.wichita.gov/
CityOffices/Housing](http://www.wichita.gov/CityOffices/Housing)
316/432-3700

Editor:

Deborah H. Moore

Contributors:

Tom Byler
Diane Boyd
Vallery Fields
Gail Lotson
Joe Lotson
Mary K. Vaughn

AIR CONDITIONING UPDATE



To help residents operate their air-conditioning systems, Public Housing is offering the following instructions:

It is recommended to start by setting the temperature setting at 80 degrees. If this is not cool enough, you may consider lowering the temperature after running the system for a while. Remember, the cooler you keep the temperature in the house, the higher your utility bills will be. Please be advised that the air-conditioning unit will initially take up to one day to completely cool the house to a comfortable level. This cool down time may be extended during times of high humidity. Air conditioners are designed to cool 20 degrees below the outdoor temperature. For example, if the temperature outdoors is 100 degrees, an air-conditioning unit will run constantly to maintain the inside temperature at 80 degrees.

The Wichita Housing Authority is unable to have an air-conditioning technician on duty for evening or weekend service calls. If you are experiencing problems with your air-conditioner unit, please notify the Wichita Housing Authority, Monday through Friday, from 8 am to 5 pm. at **268-4687** to avoid being without air conditioning over the weekend.

The earlier requests are received, the quicker service can be scheduled during the workday.

We're on the Web!
[www.wichita.gov/
CityOffices/Housing](http://www.wichita.gov/CityOffices/Housing)